

PLANNING COMMISSION

Regular Meeting--February 26, 1974

PRELIMINARY PLANS

C8-74-04 Wagon Crossing, Section III
Stassney Lane & Ponciana Drive

The staff reported that this subdivision consists of 16.79 acres with 110 lots, the average lot size being 35' x 130'.

The Plat Review Committee met on January 16, 1974, and recommended that the above preliminary plan be approved subject to the following conditions:

1. Special Permit approval required prior to final approval of this plat or any portion thereof.
2. A legal opinion from an Attorney describing and defining the rights and duties of the owners, the legal status of common drives and facilities and provisions for taxation and maintenance thereof.
3. Fiscal arrangements required along with final for sidewalks along both sides of Stassney Lane; along the west side of Jacaranda Drive and along the east side of Ponciana Drive.
4. Drainage and utility easements as required.

After further discussion, the Commission unanimously

VOTED: To APPROVE subject to all the above departmental requirements. The sidewalks to be located by the Zoning Committee in connection with the Special Permit.

C8-74-05 Sonesta West
U.S. Highway 183 & Nautilus Boulevard

The staff reported that this subdivision consists of 108.94 acres with 63 lots, the average lot size being 70' x 130'.

The Plat Review Committee met on June 13, 1973, and recommended that the above preliminary plan be approved subject to the following conditions:

1. Letter required from Highway Department approving streets intersecting Highway 183 and indicating their policy regarding construction of sidewalks within highway right-of-way.
2. Fiscal arrangements required for sidewalks along with final plat for sidewalks along both sides of 183 and along one side of all collector streets.
3. Access drives required to serve the commercial Lot 2, Block 'G' and the Lots in Block 'H'.
4. Drainage and utility easements required.
5. Variance required on length of Blocks C,D,G and H. Recommend variance be granted because of use and adequate circulation.
6. Connection to city sewer required.
7. Restriction required on final plat prohibiting curb breaks (vehicular access) along Highway 183 for Lot 1, Block 'E' and Lot 2, Block 'G'.

C8-74-05 SONESTA WEST---continued

- 8. Show relationship of Country Club Drive to Block 'E' and 'H'.
- 9. Recommend that access easement at rear of lots in Block 'H' be connected to Fatham Circle in three or four places.

After further discussion, the Commission unanimously

VOTED: To APPROVE the preliminary plan of SONESTA WEST as submitted, subject to departmental requirements and DELETING the sidewalk requirements on U.S. Highway 183.

C8-74-06 Northview Hills, Section III
Yucca Drive & Cavvy Drive

The staff reported that this subdivision consists of 34.6 acres with 45 lots, the average lot size being 160' x 170'.

The Plat Review Committee met on December 26, 1973, and recommended that the above preliminary plan be approved subject to the following conditions:

- 1. Cavvy Cove required to extend to east line of subdivision as proposed by preapplication with cul-de-sac at the end and provision for extension into adjoining property; recommend variance on length with provision for extension.
- 2. Full right-of-way (50') required on Rowel Drive at the time Lot 6, Block 'K' is platted.
- 3. Health Department approval for septic tank use required prior to preliminary approval.
- 4. Recommend no cul-de-sac be required at east end of Muley Drive because of only one lot depth on one side of street.
- 5. Cul-de-sac required at west end of Dogie Drive and Yucca Drive unless preliminary and final plat on adjoining property is submitted prior to final approval of this final plat.
- 6. Clarify Lot 30 as related to park. If one lot including park, OK; if not, park tract required to be platted with other property having street frontage with a walkway easement to Yucca Drive between Lots 29 and 30 or along north side of Lot 30.
- 7. Recommend lot lines be modified between Lots 12 and 13, Block 'K' and between Lots 5,12 and 13, Block 'G' as indicated in blue to eliminate unuseable portions of lots.
- 8. Drainage and utility easements as required.
- 9. No sidewalks required (SUBURBAN).

After further discussion, the Commission unanimously

VOTED: To APPROVE the preliminary plan of NORTHVIEW HILLS, SECTION III as submitted, subject to the above departmental requirements with the addition of requiring MULEY DRIVE to be shifted northerly to meet the Crow Property and DELETING Item Number 7.

FINAL SUBDIVISIONS--FILED AND CONSIDERED

The staff reported that the following final subdivision has been before the Commission in the past and it is being brought back to consider the request for a variance on the signature of the adjoining owner; the staff's recommendation is that the variance be granted. The Commission unanimously

VOTED: To DISAPPROVE the final subdivision of WESTERN HILLS (Revised), pending departmental requirements including a 25' setback line from William Cannon Drive and GRANTING a variance on the signature of the adjoining owner

C8-72-77 Western Hills (Revised)
Brodie Lane & Rustlers Ridge

The staff reported that the following two (2) final subdivisions is appearing before the Commission for the first time and recommends that they be accepted for filing and disapproved pending easements, fiscal arrangements, sidewalks and compliance with departmental requirements. The Commission then

VOTED: To ACCEPT for filing and DISAPPROVE pending easements, fiscal arrangements, sidewalks and compliance with departmental requirements for the following subdivisions:

C8-74-02 Point Vista, Section 4
Aberdeen Way & Stonebriar
C8-74-03 Point Vista, Section 5
Aberdeen Way & Bonnie Brae

SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED

The staff reported that the following six (6) short form plats have complied with all the departmental requirements and recommends that they be approved. The Commission unanimously

VOTED: To APPROVE the following short form plats:

C8s-70-170 Evelyn Sankey Subdivision
Clarke Street & S. 1st Street
C8s-73-213 1st Resub. Northwest Section Travis Landing #2
Warika Drive & Pryor Lane
C8s-73-254 Northwest Hills, Section 9-G
Farwest Boulevard & Village Center
C8s-74-15 McCullough Place
Wheless Lane & Manor Road
C8s-74-22 Resub. Portion of Lots 5&6, Ridgewood Village, Section 1
Ridgewood Road
C8s-74-33 Resub. Lots 13-19, Block 'W', Crestview Addition, Section 8;
Lots 20-23, Block 'W', Crestview Addition, Section 9
Morrow, Woodrow & Dartmouth Avenue

SHORT FORM SUBDIVISIONS---Continued

The staff reported that the following four (4) short form plats is appearing before the Commission for the first time and recommends that they be accepted for filing and disapproved pending compliance with departmental requirements. The Commission then

VOTED: To ACCEPT for filing and DISAPPROVE the following four (4) short form subdivisions pending compliance with departmental requirements:

- C8s-74-38 Resub. Lot 30, Block 'K', Valley View Acres
Silvermine Drive
- C8s-74-39 Capital Paper Stock Trail
Bolm Road
- C8s-74-40 McIver Addition
Ben White Boulevard & I.H. 35
- C8s-74-45 1st Resub. of Kingsberry Park, Section 2
Moses Lane

The staff reported that the following two (2) short form plats is appearing before the Commission for the first time and recommends that they be accepted for filing and disapproved pending compliance with departmental requirements, access to be approved by Urban Transportation and sidewalks required. This plat cannot be recorded until COLONY PARK, PHASE 3 is final. The Commission then

VOTED: To ACCEPT for filing and DISAPPROVE the following two (2) short form plats pending compliance with departmental requirements, access to be approved by Urban Transportation and sidewalks required and also, this plat cannot be recorded until Colony Park, Phase 3 is final.

- C8s-74-35 Colony Park Hills, Phase 5
Decker Lake Road & Colony Loop
- C8s-74-36 Colony Park Hills, Phase 6
Decker Lake Road & Wilmington Drive

The staff reported that the following short form subdivision is appearing before the Commission for the first time and recommends that it be accepted for filing and disapproved pending easements, compliance with departmental requirements, all median breaks required to be approved by Urban Transportation and, also, the sand trap discharge line will need to be carried to creek east of site. Effluent should be discussed with Wastewater Department. The Commission then

VOTED: To ACCEPT for filing and DISAPPROVE the following short form pending easements, compliance with departmental requirements, all median breaks required to be approved by Urban Transportation and that sand trap discharge line will need to be carried to creek east of site. Effluent should be discussed with Wastewater Department.

- C8s-74-37 Fire Station #22 Subdivision
Riverside Drive

SHORT FORM SUBDIVISIONS---Continued

The staff reported that the following short form subdivision is appearing before the Commission for the first time and recommends that it be accepted for filing and disapproved pending departmental requirements and the cul-de-sac requirements. The Commission then

VOTED: To ACCEPT for filing and DISAPPROVE the following short form pending departmental requirements deleting the cul-de-sac requirements on 6th and 7th Street because the streets were dedicated prior to the ordinance requirement for cul-de-sac and because of Zoning and Special Permit actions no access is permitted thereto, and granting a variance not requiring a cul-de-sac at the west end of Post Oak Street because the subject tract is to be developed under the Special Permit site plan with a driveway which can be used for turn-around purposes.

C8s-74-41 Hidden Valley Creekside
Post Oak Road & South 7th Street

The staff reported that the following short form subdivision is appearing before the Commission for the first time and recommends that it be accepted for filing and disapproved pending compliance with departmental requirements, approval by Water District #12 and requires a variance to exclude the balance of the tract. The Commission then

VOTED: To ACCEPT for filing and DISAPPROVE the following short form pending compliance with departmental requirements, approval from Water District #12 but GRANTING the variance to exclude the balance of the tract.

C8s-74-42 Floyd T. Warren Subdivision
Moore Road

The staff reported that the following short form subdivision is appearing before the Commission for the first time and recommends that it be accepted for filing and disapproved pending compliance with departmental requirements and a variance required to exclude the balance of the tract. The Commission then

VOTED: To ACCEPT for filing and DISAPPROVE the following short form pending compliance with departmental requirements and to GRANT the variance to exclude the balance fo the tract.

C8s-74-43 North Austin Area Swimming Pool Ltd.
Peyton Gin Road

SHORT FORM SUBDIVISIONS---Continued

The staff reported that the following short form plat is appearing before the Commission for the first time and recommends that it be accepted for filing and disapproved pending compliance with departmental requirements, current tax certificates and requires a variance on the signature of the adjoining owner. The Commission then

VOTED: To ACCEPT for filing and DISAPPROVE the following short form subdivision pending compliance with departmental requirements and current tax certificates and to GRANT the variance on the signature of the adjoining owner.

C8s-74-44 Central Freight Lines, Inc. Austin Terminal
North I.H. 35 & St. John's Avenue

The staff reported that the following three (3) short form subdivisions is appearing before the Commission for the first time and recommends that they be postponed. The Commission then

VOTED: To POSTPONE the following three (3) short form subdivisions:

- C8s-74-46 Vernon's Addition
Barton Springs Road
- C8s-74-47 Jesse Addition
East Riverside Drive
- C8s-74-48 Elk Addition
Weidemar Lane

The meeting of the Planning Commission was called to order at 3:00 P.M. in the Conference Room, third floor, City Hall, by Mr. C. W. Hetherly.

- PRESENT:
- Mr. C. W. Hetherly
 - Mrs. Betty Himmelblau
 - Mrs. Jean Mather
 - Mr. Philip Juarez
 - Mr. Charles Nash

The meeting was adjourned at 4:00 P.M.